

**PUBLIC HEARING**

COMMUNITY: Fontana/S-2  
APPLICANT: Raul Madrid  
FILE/INDEX: GPA & TT 16337/W149-84/02/230-081-14 & 31  
JCS #: 11354CF1  
PROPOSAL: A) General Plan Amendment from Multiple Residential 7,000 SF/Unit (7M-RM) to Single Residential (RS) on 5.39 acres.  
B) Tentative Tract Map 16337 to create 24 lots with a Variance for wall height on 5.39 acres.  
LOCATION: Yucca Avenue, north side, approximately 150 ft. west of Hemlock Avenue.  
STAFF: Al Diaz

Al Diaz, Planner, presented the staff report, which is on file with the Current Planning Division of the Land Use Services Department.

There followed a brief discussion regarding the proposed land use district change, the surrounding residential land use districts, and multi family housing mandates and their impact to the surrounding region.

**PUBLIC TESTIMONY**

The following person testified in favor of the proposal:

Gary Beamus, Applicant's Representative

Mr. Beamus discussed Mr. Madrid's approach to development and his focus on improving the community, the fact that no opposition was received from surrounding residents, and the City of Fontana's findings. He stated that the State of California's Water Quality Control Board prohibits the overcrowding of numerous dwellings using septic systems.

There being no one else in the audience to speak on this item, Chairman Laning closed the public testimony.

**DISCUSSION**

Commissioner Kwappenberg questioned whether the applicant would have difficulty obtaining permission to put in multi-family units with septic systems.

Mr. Diaz stated that multi-family units have not been discussed.

Julie Rynerson, Current Planning Division Chief, stated that the City of Fontana has an off-set program for septic. She stated that the current zoning of 7M-RM requires 7,000 sq. ft. of land area per unit, which would allow clustering and the interface with Commercial property to the North, unlike an intense apartment situation.

Commissioner Dowling asked if there was a response from the City of Fontana regarding this proposal.

Mr. Diaz stated that the City of Fontana's recommendation for approval was taken into account, however, staff was recommending denial. He stated that staff has had discussions regarding the proposal with the City of Fontana.

Commissioner Brown motioned to deny the General Plan Amendment, Tentative Tract and Major Variance.

Commissioner Dowling seconded the motion because he felt it was not a good fit based on existing zoning in the County and the City of Fontana.

**COMMISSION ACTION**

**DENY** the General Plan Land Use District Amendment W149-84/02, from Multiple Residential 7,000 sq. ft. per unit (7M-RM) to Single Residential (RS); **DENY** Tentative Tract Map 16337, to create 24 lots on 5.39 acres and **DENY** Major Variance (W149-84/02), to exceed the wall height maximum of six feet; **ADOPT** the Findings contained in the Staff Report.

**MOTION:** Brown                      **SECOND:** Dowling

**AYES:** Brown, Dowling, Kwappenberg, Laning

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None